

DESCRIPTIN OF AN EXISTING 1.940 ACRE TRACT

Situated in Section 7, T.5, R.12, Carthage Township, Athens County, Ohio and being the remainder of parcel F010010030400, as described in Volume 64, Page 861 of the Official Records of Athens County, Ohio and being more particularly described as follows:

Beginning at an iron 1" iron pipe found bearing N 52° 40' 07" E, 3468.67 feet (calculated) from the Southwest corner of Section 7:

Thence along the East line of Boggs (555-251 O.R.),

N 03° 02' 56" W, 339.93 feet to an iron pipe found;

Thence along the lines of Tupper's Plains-Chester Water District (362-745 O.R.),

S 77° 25' 10" E, 50.14 feet to an iron pin set;

N 02° 18' 33" W, 69.47 feet to a point in Township Road 120 (Brister Road), passing an iron pipe found at 50.00 feet;

Thence along said road,

S 78° 41' 25" E, 204.37 feet to a point;

Thence leaving said road and along the West line of Hensler (598-204 O.R.),

S 03° 42' 52" W, 365.18 feet to a dead corner tree, passing iron pins set at 22.29 feet and 361.29 feet;

Thence along the North line of Washburn (541-1805 O.R.),

N 88° 09' 57" W, 204.90 feet to the Point of Beginning, passing an iron pin set at 3.05 feet and **containing 1.940 acres.**

Note: Acreage discrepancy found in reference deed (64-861 O.R.). Reference deed calls for 2.41 acres, deed calls result in 2.044 acres +/- (poor closure), before 0.0808 acre exception.


Subject to all easements and rights of way of record.

Iron pins set are 5/8" x 30" rebar with Cap stamped "Branner Land Surveying P.S. 8816"

Bearing: Grid North - N.A.D. 83 - Ohio South Zone


The attached map is considered to be an integral part of this description and to be included in any future transfers.

The above description is based on a field survey completed January, 2024 by


Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, Ohio 45780
740-592-5778



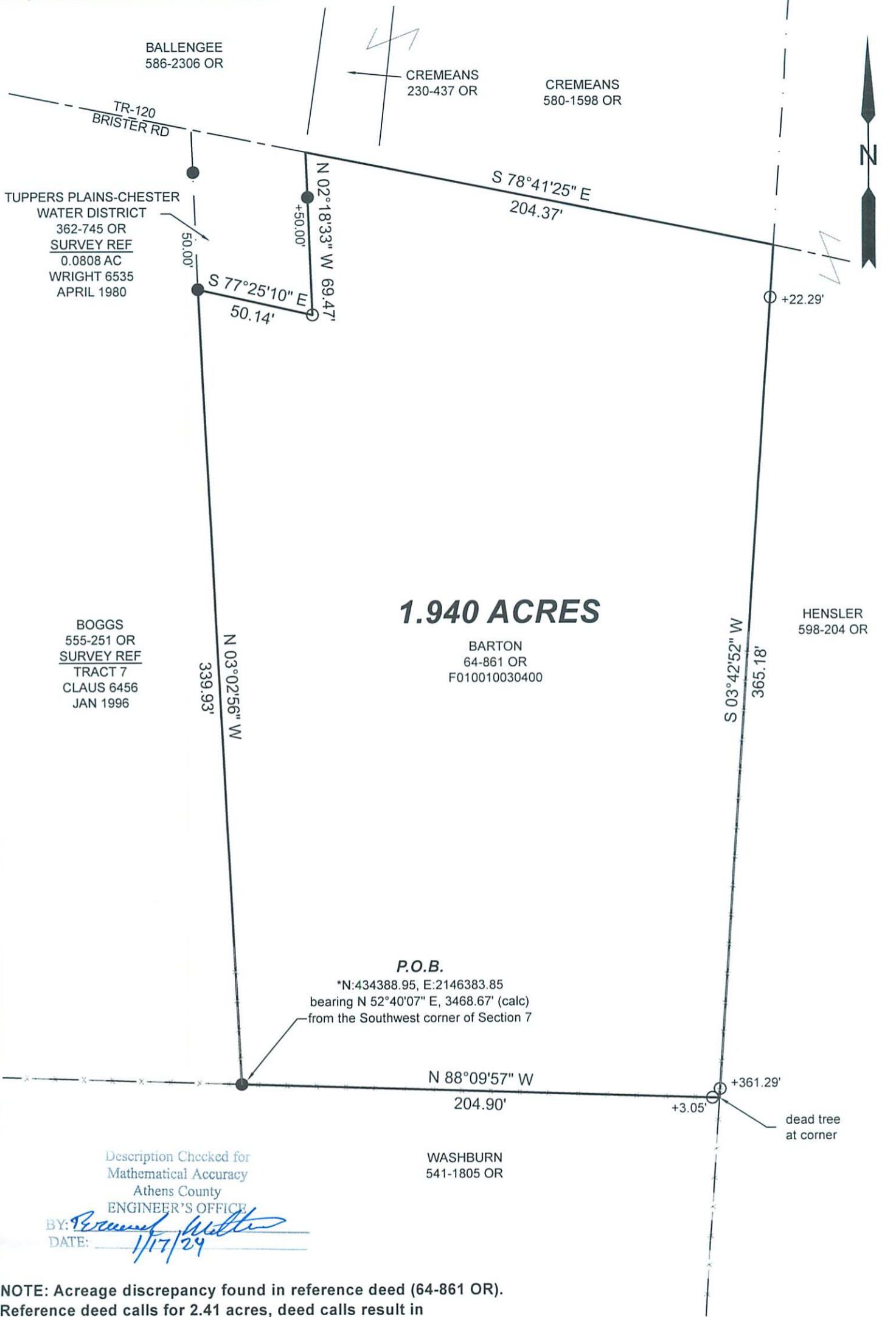
Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: 
DATE: 1/17/24

Legal Description Pre-Approval
APPROVED
All transfers are subject to
Athens County Conveyance Standards

JAN 17 2024

Jill Davidson
Athens County Auditor



1.940 ACRES

BALLENGEE
586-2306 OR

CREMEANS
230-437 OR

CREMEANS
580-1598 OR

TR-120
BRISTER RD

TUPPERS PLAINS-CHESTER
WATER DISTRICT
362-745 OR
SURVEY REF
0.0808 AC
WRIGHT 6535
APRIL 1980

BOGGS
555-251 OR
SURVEY REF
TRACT 7
CLAUS 6456
JAN 1996

BARTON
64-861 OR
F010010030400

HENSLER
598-204 OR

WASHBURN
541-1805 OR

P.O.B.
*N:434388.95, E:2146383.85
bearing N 52°40'07" E, 3468.67' (calc)
from the Southwest corner of Section 7

dead tree at corner

Description Checked for
Mathematical Accuracy
Athens County
ENGINEER'S OFFICE

BY: *[Signature]*
DATE: 1/17/24

NOTE: Acreage discrepancy found in reference deed (64-861 OR).
Reference deed calls for 2.41 acres, deed calls result in
2.044 acres +/- (poor closure), before 0.0808 acre exception.



Scale 1"=50'

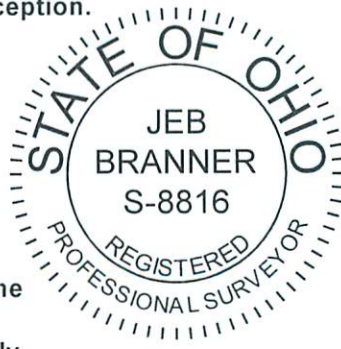
○ = Iron pin set 5/8" rebar w/ plastic ID cap

● = 1" Iron pipe found

Bearings: N.A.D. 83 - Grid North - Ohio South Zone

Ref. Docs.: Tax Plats, Deeds, Existing Surveys

*Coordinates are to be used for GIS purposes only



SURVEY OF AN EXISTING
1.940 ACRE TRACT
Situated in Section 7, T.5, R.12,
Carthage Twp., Athens Co., OH
Surveyed Completed January, 2024

By: *[Signature]*
Jeb Branner, P.S. 8816
P.O. Box 274
The Plains, OH 45780
740-592-5778